



Anson Street
Rugeley

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Lovett&Co. Estate Agents are pleased to offer for sale this stunning three bedroom Victorian character property.

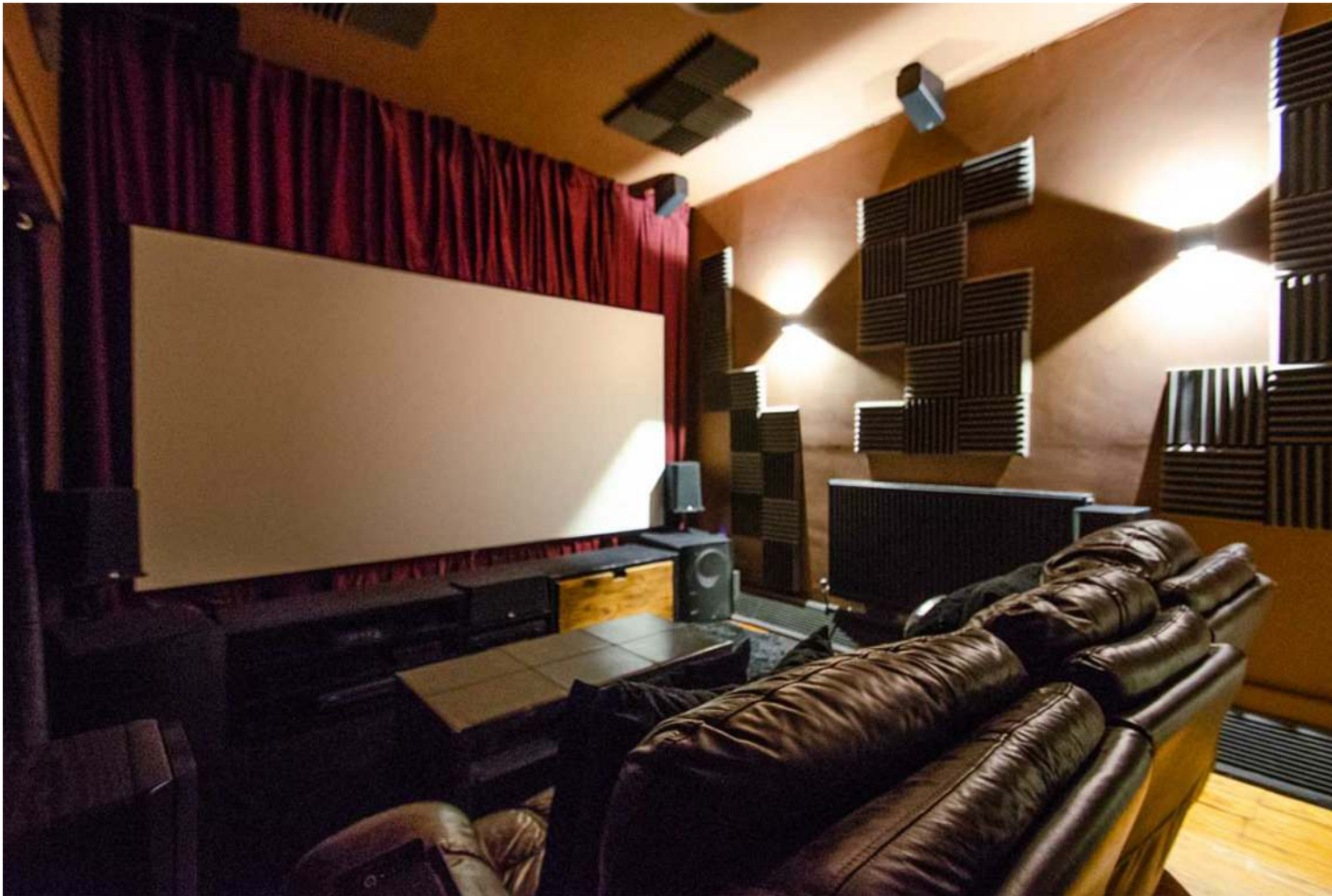
Part of one of the most sought-after rows of properties in the area and very rare to market, 26 Anson Street sits at the end of a stunning set of semi-detached Victorian villas. Uniquely offering road access to its rear garden via a lane shared with the building next door makes this property in particular the best of the bunch.

Featuring off-road parking on its ample front drive for up to three cars, the double front door features Art Nouveau glass in keeping with the age and style of the property. The porch area offers plenty of room for coats, shoes and bags, a stunning original Minton mosaic floor, and more Nouveau glass surrounding an imposing inner door, and allowing natural light to flood the hallway.

The stunning entrance hall comprises access to all of the downstairs rooms and stretches from the front of the house to the back. Original Victorian features remain intact and are maintained to a high standard, including original cornicing, scrollwork, a delightful archway, and original staircase and banisters.

The downstairs living room is gigantic, not least because it features the 3.1m/10ft tall ceilings prevalent throughout much of the house. The tall, original bay window allows ample natural light during the day, while the room stays surprisingly cool in the summer –





a great place to retreat to on very hot days, but also cosy in the winter. The antique Art Nouveau fireplace was restored by the current owners to enhance the character of both the room, and the house more broadly.

Next door we have the second reception room, currently a top-tier, dedicated cinema room. Double doors lead from here room to the decking area in the garden. However, these doors are currently blacked out with card (easily reversed) and curtained over by the current owners due to the necessity of keeping light out of a room containing a movie projector. This room can serve many purposes, even as a fourth bedroom, which is how it had been allocated prior to the current owners taking charge.

The third reception room is the dining room, which leads via an arch to the kitchen, putting the two essentially in the same space. The kitchen features a built-in SMEG dishwasher (included), a Belfast sink, oak counter tops, and an all-purpose kitchen island used as both a breakfast bar, and to prepare food with the help of its second sink.

Upstairs we reach a spacious, multi-level landing that's again brimming with original Victorian features, including original cornicing and two further, delightful arches. The upper landing offers more than enough space to create a staircase to the loft if desired.

The loft of this property needs to be seen to appreciate its vast scale, with easily enough room for two more bedrooms and an additional bathroom should the buyer wish to expand/develop the property further.

The entire roof of the property has been replaced this year. Every rafter, baton and tile was painstakingly replaced/restored in June, ready for the roof to last another 130 years! The owners are in possession of the applicable



building works certificates and have gone to great trouble and expense to maintain the period look of the roof using antique, quarried tile, but with the benefit of robust, modern roofing techniques.

The master bedroom is as vast as the main living room downstairs, with a gorgeous bay window and plenty of natural light. It also features two further attached rooms in the form of a walk-in wardrobe and an en-suite wet room with a Gessi shower system, Villeroy and Boch bathroom suite, a heated towel rail and under-floor heating.

The second bedroom is also sizeable, and is currently being used both as a spare bedroom and a home office for one of the current owners. Its ample window offers views of the back garden.

Bedroom three is currently being used as both a home office and a sim racing suite, reflecting the hobby of one of the current owners. There is, however, plenty of room for a double bed, wardrobes and so on and will be very easily reverted to a bedroom should it be so desired.

The large family bathroom at the back of the house is beautifully tiled and fitted, with contemporary mixer taps, Villeroy and Boch fixtures, a heated towel rail, and a wealth of space to be used as you see fit. This room also features a cupboard containing the house's heated water tank, and the entire bathroom has under-floor heating.

At the rear of the house we have the utility room, with its own sink and sideboards, rail for an enormous quantity of drying clothes, and room for both a washer and a dryer, with the space for the dryer featuring an exhaust aperture in the wall, allowing the moist air to be ejected outside while the entire exhausting system remains invisible.





Both the cinema room and the kitchen contain exits to the rear garden, whose decking was rebuilt from scratch in 2023. The decking area is a delightful sun-trap and surprisingly quiet, given its proximity to the main road. Further back into the garden is a large lawned area bordered both by fencing that's in outstanding condition, and a gorgeous, original Victorian garden wall. The garden also features double-gated access from the main road and via the shared access alleyway. No other house on this row has this feature, which is extremely useful on return trips to the garden centre.

Beneath the house is a large cellar, which is ideal as a storage space long-term, and also contains the property's gas and electric meters. The ceiling is rather low however, meaning substantial earthworks would be required to convert it into further rooms. The current owners use the space to store tools, materials and various miscellany.

Despite the original-styled sash windows at the front of the house, the property is double-glazed throughout, both minimising traffic noise and keeping out the cold, or the heat depending on the season.

The location of this property could not be better. It sits just five minutes walk from four different supermarkets, the local Post Office is 200 yards away, and it's less than two minutes into the town centre. It is incredibly convenient.

Further though, it's also mere minutes from some of the most beautiful countryside in all of England. The gorgeous Trent and Mersey Canal is just five minutes walk away and offers endless jaunts into beautiful countryside along the waterway. Walk in the other direction and you'll soon find yourself on Cannock Chase, and officially recognised area of outstanding natural beauty comprising hills, forests, lakes and mountain biking trails.



Viewing of this property is essential to truly appreciate the sheer size, space and charm it offers. It is priced to sell fast, so won't be on the market for long – don't miss out on this rare opportunity.

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